

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

August 5, 2003
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Vacant – District 2	Jody Sherrill – District 7
Vacant – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for August 5, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Service Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of July 15, 2003 minutes.
7. Public hearing of proposed Urban Development; "UD", Rural Development; "RD", Farm and Ranch; "FR", Mixed Light Industry; "MX-1" and Mixed Heavy Industry; "MX-2" zoning districts ordinances for inclusion in the Unified Development Code.
8. Z2003100 Bitterblue, Inc., 4150 De Zavala Road. *(City Council 8)*
9. Z2003101 C S J. Allen Family Partner, Ltd., Old Lockhill Selma Road. *(City Council 8)*
10. Z2003109 Maria E. Crabtree, 7504 Green Glen Drive. *(City Council 8)*
11. Z2003117 C James Calvert, 422 Pershing Avenue. *(City Council 2)*
12. Z2003122 Maverick Oil Co., Inc., Eastside of Naco-Perrin Boulevard.
(City Council 10)
13. Z2003123 Kim McCarthy, 20215 Tejas Trail West. *(City Council 8)*
14. Z2003127 Gina Gaedke, Trustee, 8700 Block of IH 35. *(City Council 4)*

15. Z2003129 HEB Grocery Company, L. P., 6555 Fratt Road. *(City Council 2)*
16. Z2003130 Jose J. Martinez, 323 Esma Street. *(City Council 3)*
17. Z2003132 Kaufman & Associates, Foster Road near Candle Meadow.
(City Council 2)
18. Z2003134 Tony Obeid/Salah Diab, 14976 & 15016 Toiepperwein. *(City Council 10)*
19. Z2003135 Robert & Gloria Valdez. *(City Council 4)*
20. Z2003136 A. S. M. Ferdous, DBA Investment Idea, L. L. C., 15000 Block of Heath Road. *(City Council 7)*
21. Z2003137 Jose & Mary Mendoza, 11222 Gaylord Drive. *(City Council 4)*
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL

CASE NO: Z2003100

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 8

Ferguson Map: 515 B-7

Applicant Name:

Bitterblue, Inc.

Owner Name:

Rogers Shavano Ranch, LTD

Zoning Request: From "R-6 ERZD PUD" Residential Single-Family Edwards Recharge Zone District, Planned Unit Development and "C-3 ERZD" Commercial Edwards Recharge Zone District to "R-6 ERZD C" Residential Single-Family Edwards Recharge Zone District, with conditional use for a private High School.

Property Location: 13.3 acre tract out of NCB 17627

4150 De Zavala Road

Proposal: To construct and operate a private Lutheran High School

Neigh. Assoc. Woods of Shavano Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

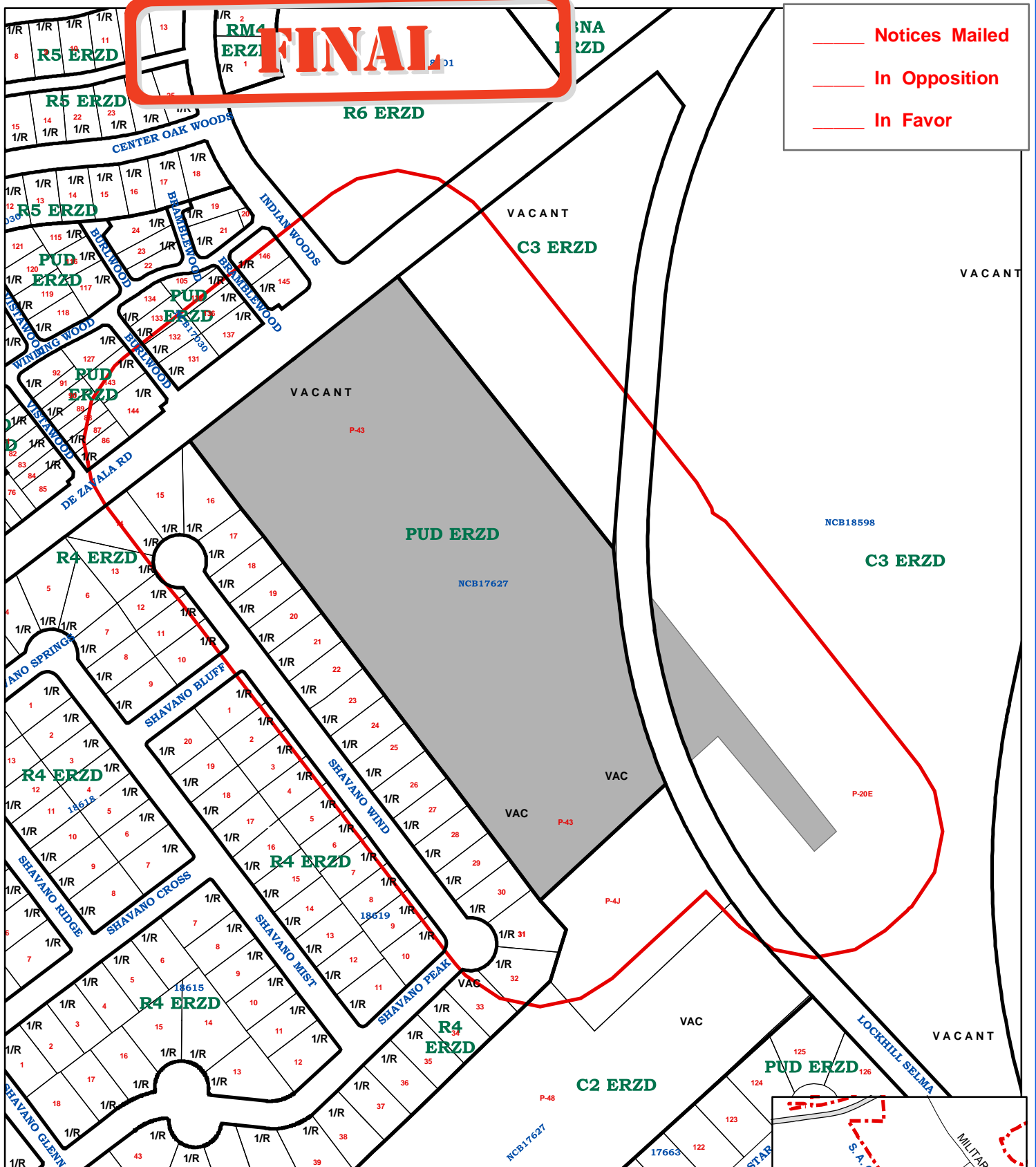
Staff Recommendation:

Approval. Subject property is vacant land that abuts residential zoning to the west. There is "C-3 ERZD zoning abutting subject property to the east. The requested "R-6 ERZD C" zoning is appropriate and would have no adverse impact on other properties in the neighboring community.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-100

City Council District NO. 8
Requested Zoning Change
From: "R-6 ERZD PUD,C-3 ERZD" To "R-6 ERZD C"
Date: August 5, 2003
Scale: 1" = 250'

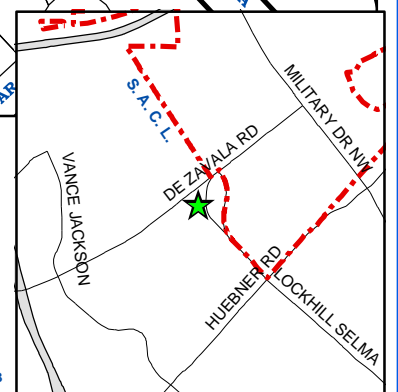
Subject Property

200' Notification

T-8
p.515
A-7



C:\JUNE_3_2003



FINAL

CASE NO: Z2003101C S

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 8

Ferguson Map: 515 B7

Applicant Name:

J. Allen Family Partner, Ltd.

Owner Name:

Rogers Shavano Ranch, Ltd.

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: A 5.6 acre tract of land out of NCB 17627

Old Lockhill-Selma Road (not open for public access)

Westside of Old Lockhill-Selma Road, 700 feet north of the intersection of Lockhill-Selma Road and Old Lockhill-Selma Road (not open for public access)

Proposal: Mini-storage facility exceeding 2.5 acres

Neigh. Assoc. Shavano Heights Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-2 ERZD" Commercial Edwards Recharge Zone District to the northwest (CPS substation), "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to the southwest (Vulcan Quarry), "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the southeast and "C-3 ERZD" Commercial Edwards Recharge Zone District across Old Lockhill-Selma Road to the northeast. Access will be from Lockhill-Selma Road (See attached exhibit map). The "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate considering the location and adjacent land uses. Staff recommends the following conditions: 1. Outside Lighting shall be directed away from the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District. 2. Landscape screening shall be a Type "D" buffer adjacent the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

CASE MANAGER : Pedro G. Vega 207-7980

VACANT

FINAL

NCB18598

37 Notices Mailed

7 In Opposition

6 In Favor

0 SHAVANO HEIGHTS NA

NCB17627

PUD ERZD

VACANT

C3 ERZD

VACANT

C. P. S.
SUBSTATION

P-4J

VACANT

C2 ERZD

HIGH
POWER
LINE
EASEMENT

NCB17627

VACANT

PUD R-6 ERZD

R6 ERZD

VULCAN QUARRY

ZONING CASE: Z2003-101C S

City Council District NO. 8
Requested Zoning Change
From: "C-2" To "C-2NA ERZD C S"
Date: AUGUST 5, 2003
Scale: 1" = 200'

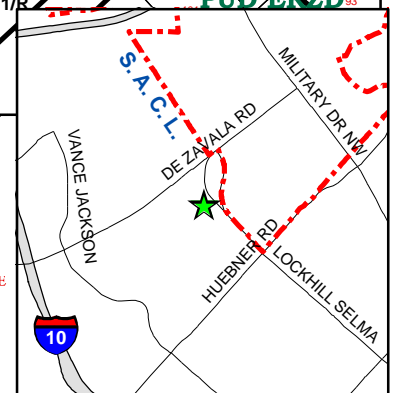
Subject Property

200' Notification

T-10
p.568
C-5



C:\APR_16_2002



FINAL

CASE NO: Z2003109 C

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 8

Ferguson Map: 513 E5

Applicant Name:

Maria E. Crabtree

Owner Name:

Maria E. Crabtree

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "R-6 ERZD C" Residential Single-Family Edwards Recharge Zone District with conditional use for a quadraplex.

Property Location: Lot 15, Block 3, NCB 14758

7504 Green Glen Drive

Proposal: To construct a quadraplex

Neigh. Assoc. Hills & Dales

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

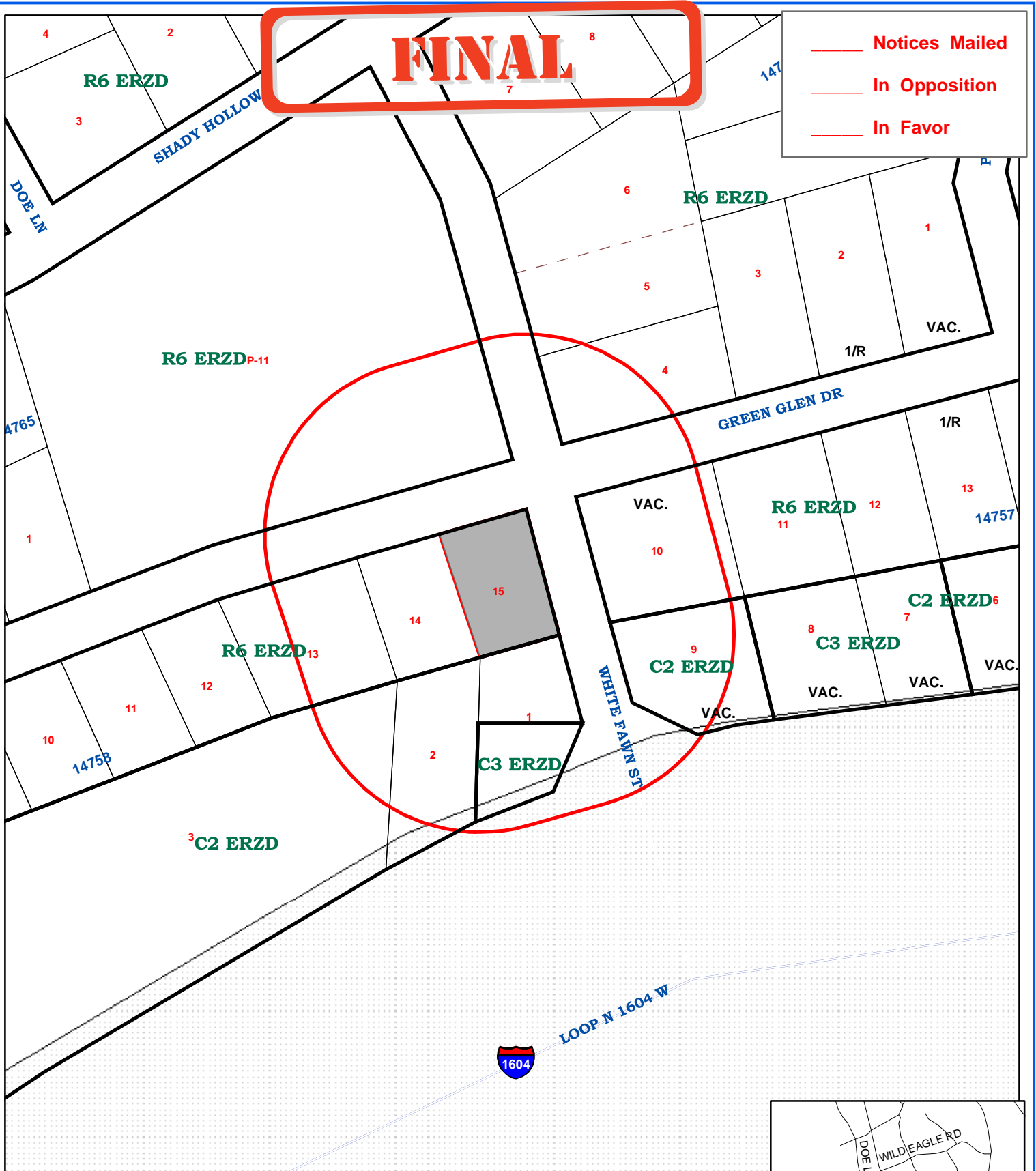
Staff Recommendation:

Denial. The property in question is vacant, undeveloped land that abuts "R-6 ERZD" zoning to the west, and across Green Glen Drive to the north. There is also "R-6 ERZD" zoning across White Dawn Drive to the east. Subject property abuts "C-2 ERZD" zoning to the south. The requested "R-6 ERZD C" zoning is incompatible with the zoning scheme of the area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-109 C

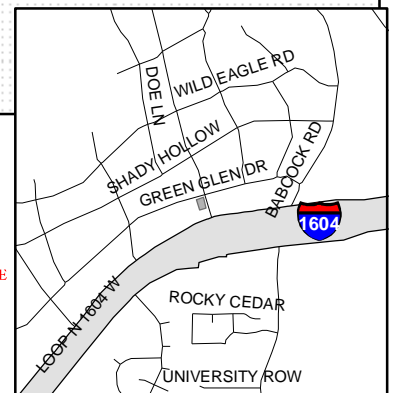
City Council District NO. 8
Requested Zoning Change
From: "R-6 ERZD" To "MF-25 ERZD"
Date: August 5, 2003
Scale: 1" = 150'

Subject Property
200' Notification

T-8
p.513
E-5



C:\JUL_7_2003



FINAL

CASE NO: Z2003117 C

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 9

Ferguson Map: 583 C8

Applicant Name:

James S. Calvert

Owner Name:

Mary Anita Dittmar Calvert

Zoning Request: From "R-4" Residential Single-Family District to "R-4 C" Residential Single-Family District with conditional use for a triplex.

Property Location: Lots 12, 13, and 14, Block 1, NCB 6524

422 Pershing Avenue

Proposal: To accommodate triplex usage.

Neigh. Assoc. Mahncke Park

Neigh. Plan Mahncke Park Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed zoning change is consistent with the Mahncke Park Neighborhood Plan. The property abuts "R-4" zoning and single-family uses to the west, east, and south. There is "R-4" zoning across Pershing Avenue to the north of the property in question, occupied by the San Antonio Country Club. The requested zoning and use for subject property is compatible with the residential uses in the neighboring area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

CARNAHAN ST

R4

65

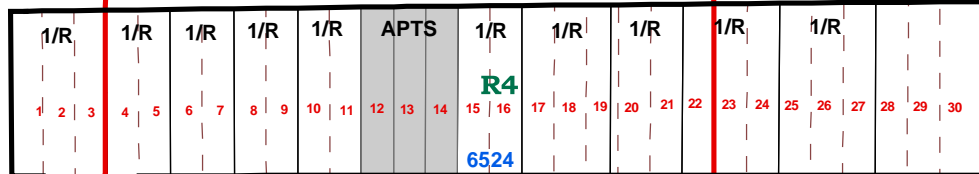
P-101

SAN ANTONIO

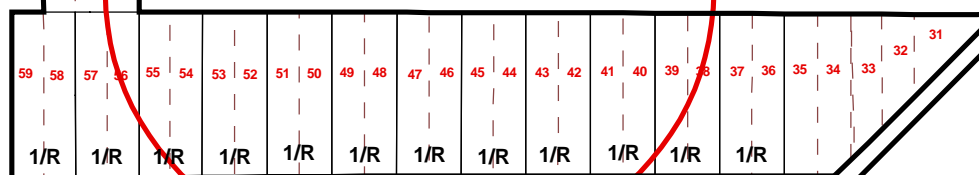
COUNTRY CLUB

PERSHING AV

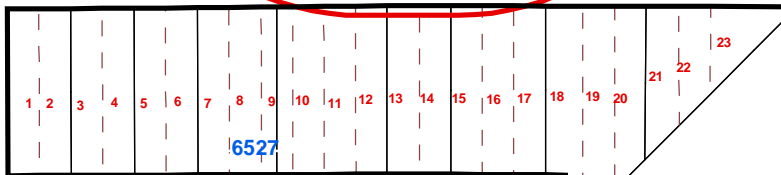
NEW BRAUNFELS AV N



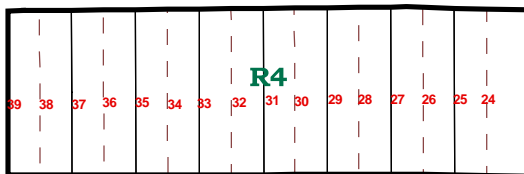
6524



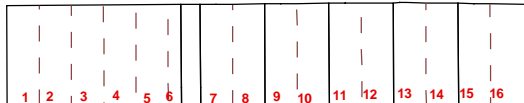
QUEEN ANNE COURT



6527



ELMHURST AV



MILLIE

R4

ZONING CASE: Z2003-117

City Council District NO. 2
 Requested Zoning Change
 From: "R-4" To "R-4 C"
 Date: AUGUST 5, 2003
 Scale: 1" = 150'

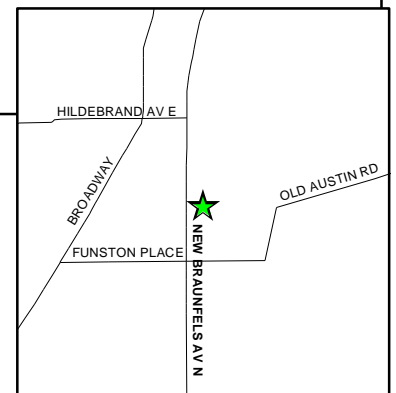
Subject Property

200' Notification

T-17
 p.583
 C-8



C:\JUL_15_2003



FINAL

CASE NO: Z2003122

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 10

Ferguson Map: 552 D4

Applicant Name:

Maverick Oil Co., Inc.

Owner Name:

Maverick Oil Co., Inc. (Jeannie C. Ball)

Zoning Request: From "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Property Location: A 8.998 acre tract of land out of NCB 14943

Eastside of Naco-Perrin Boulevard

Eastside of Naco-Perrin Boulevard between El Sendero Drive and Capotillo Drive

Proposal: Two-family dwellings

Neigh. Assoc. The Hills of North Park Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is vacant and adjacent to "R-6" Residential Single-Family District to the northeast and southeast, "C-2" Commercial District across Naco-Perrin Boulevard to the west and "C-3" across Naco-Perrin Boulevard Commercial District to the northwest. The "RM-4" Residential Mixed District would be appropriate at this location. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

The existing "MF-33" Multi-Family District will allow a maximum density of up to 33 units per acre. The "RM-4" Residential Mixed District will allow a maximum density of up to 11 units per acre.

CASE MANAGER : Pedro G. Vega 207-7980

59 Notices Mailed

8 In Opposition

5 In Favor

0 THE HILL OF PARK NORTH NA



ZONING CASE: Z2003-122

City Council District NO. 10
Requested Zoning Change
From: "MF-33 and R-6" To "RM-4"
Date: AUGUST 5, 2003
Scale: 1" = 200'

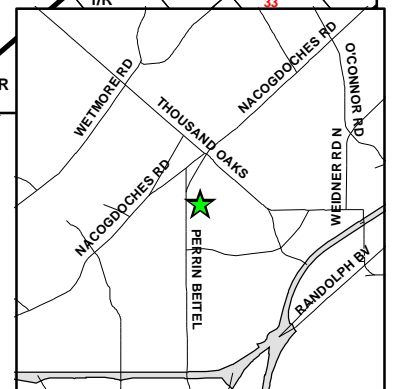
 **Subject Property**

 **200' Notification**

T-10
p.552
D-4



C:\JUL 15 2003



FINAL

CASE NO: Z2003123

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Continuance from July 15, 2003

Council District: 8

Ferguson Map: 480 C7

Applicant Name:

Kim McCarthy

Owner Name:

Jeanie Wyatt

Zoning Request: From "R-20" Residential Single-Family District to "NC" Neighborhood Commercial District.

Property Location: Lot 5, Block D, NCB 35936

20215 Tejas Trail West

Northeast corner of Tejas Trail West and Camp Bullis Road

Proposal: Operate hair salon

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

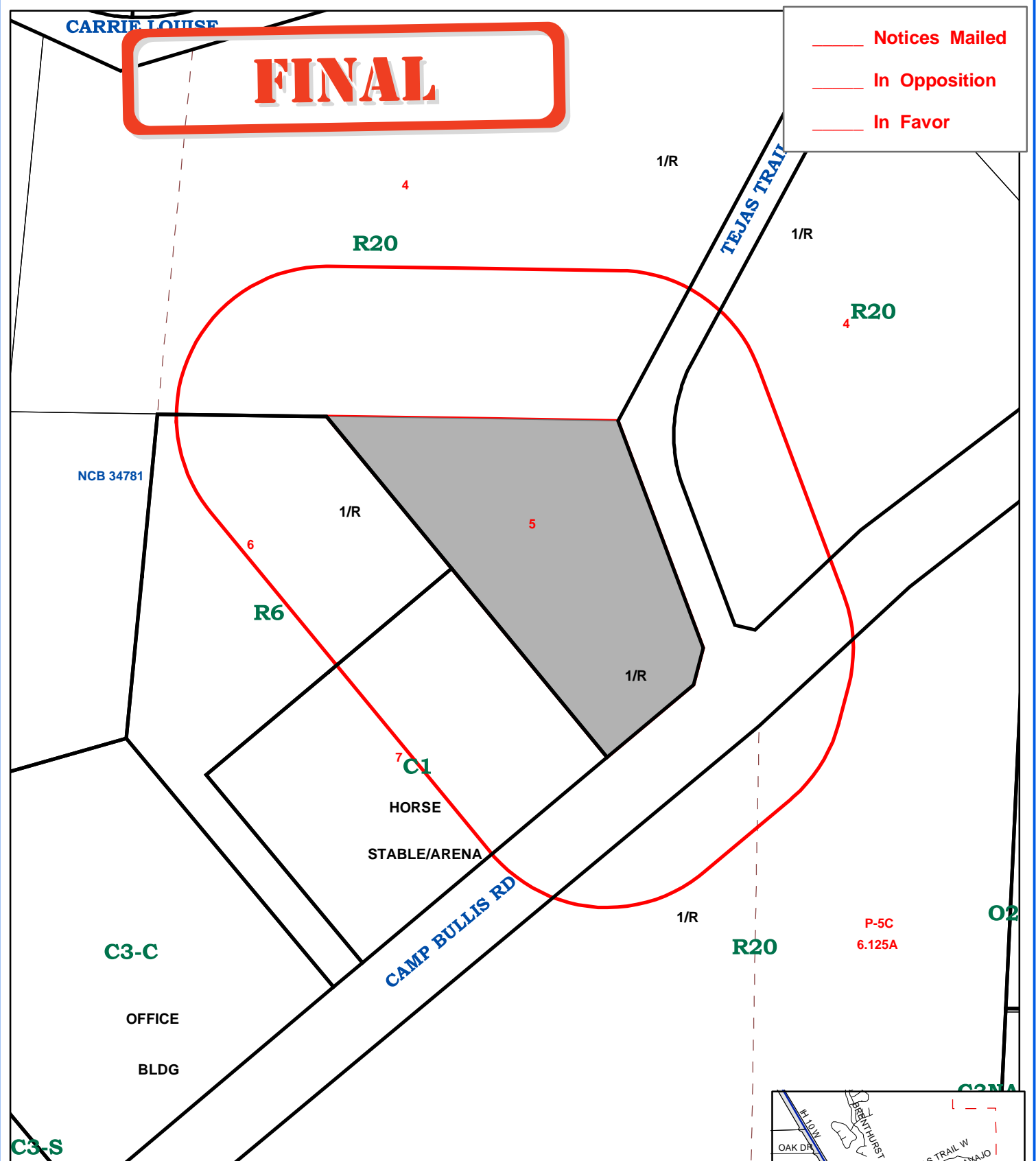
Approval. Subject property adjacent to lots zoned "R-20" to the north, east and south, and by "R-6" Residential District and "C-1" Commercial District to the west. "NC" Neighborhood Commercial Districts will assimilate adjacent "C-1" zoning into neighborhood. Design standards for "NC" properly ensure compatibility with a residential neighborhood.

CASE MANAGER : Mona Lisa Faz 207-7945

CARRIE LOUISE

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-123

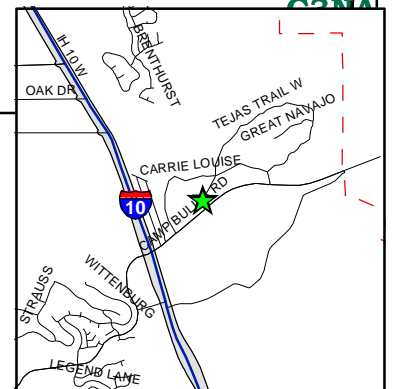
City Council District NO. 8
Requested Zoning Change
From: "R-20" To "NC"
Date: JULY 15, 2003
Scale: 1" = 175'

Subject Property
200' Notification

T-1
p.480
C-7



C:\JUL_15_2003



FINAL

CASE NO: Z2003127

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 4

Ferguson Map: 681 C-1

Applicant Name:

Gina Gaedke, Trustee

Owner Name:

Frio Ranch Trust, R. Hardee, Trustee

Zoning Request: From "C-2" Commercial District to "C-3NA" General Commercial Nonalcoholic Sales District.

Property Location: Lot 44, Block 19, NCB 12672

8700 Block of IH 35

Intersection of IH 35 South Access Road and Kiowa

Proposal: To construct and operate an automobile/truck sales and service facility

Neigh. Assoc. South Southwest Neighborhood Association

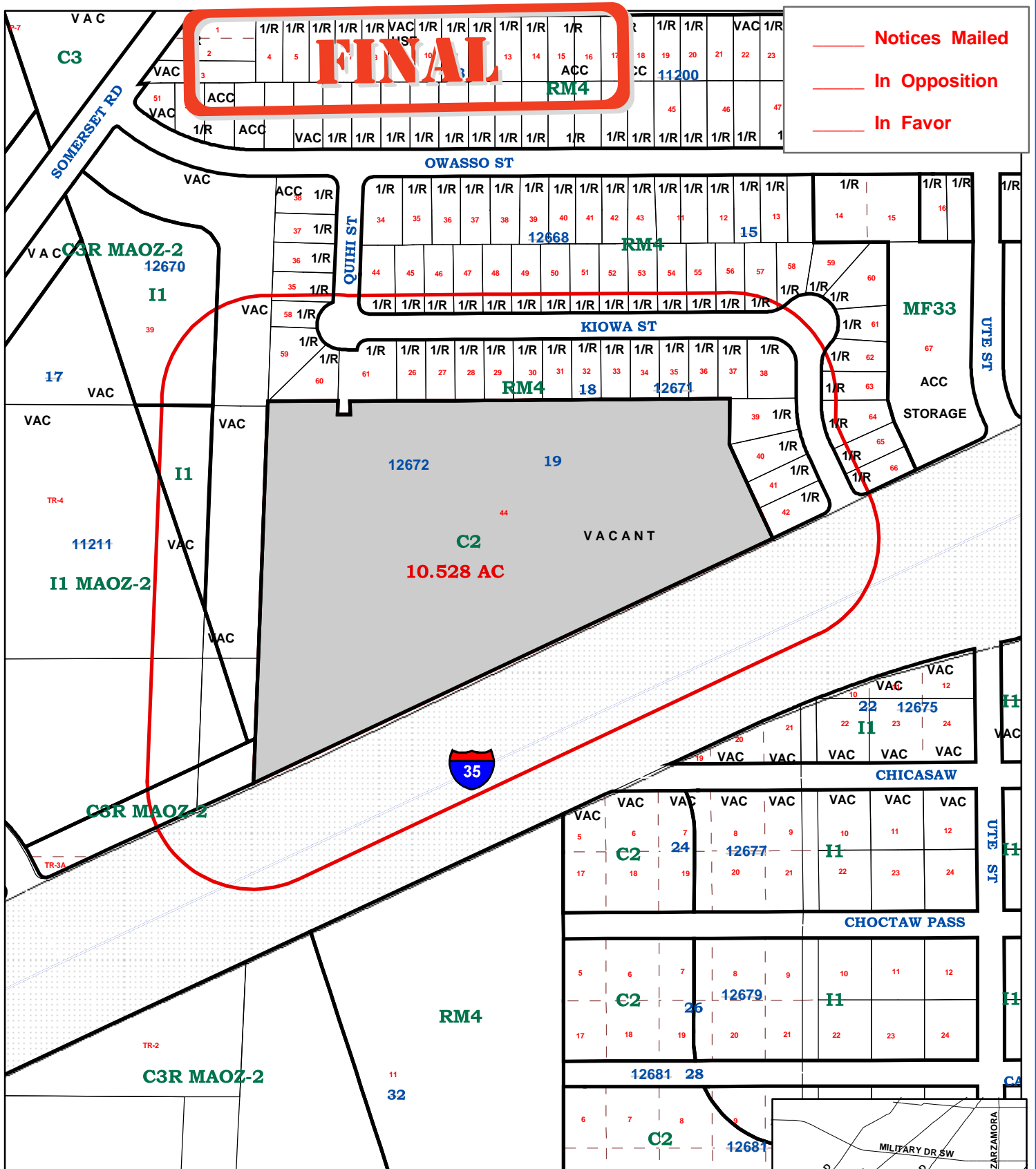
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. "C-3 NA" General Commercial Nonalcoholic Sales District is not an appropriate commercial use in a residential neighborhood. "C-3" General Commercial District intensity is encouraged at major arterial intersections and commercial nodes.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2003-127

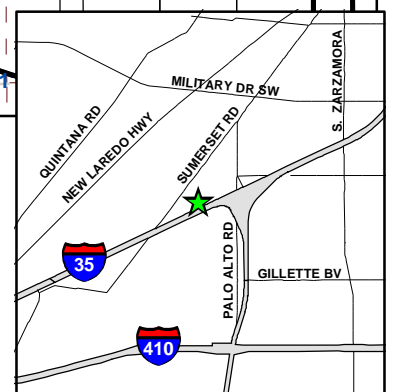
City Council District NO. 4
 Requested Zoning Change
 From: "C-2" To "C-3NA"
 Date: August 5, 2003
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

T-19
 p.681
 C-1



C:\AUG_5_2003



FINAL

CASE NO: Z2003129

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 2

Ferguson Map: 584 F4

Applicant Name:

HEB Grocery Company, L. P.

Owner Name:

HEB Grocery Company, L. P.

Zoning Request: From "R-6" Residential Single Family District to "I-1" General Industrial District.

Property Location: P-23C, NCB 16095

6555 Fratt Road

Proposal: Consolidate with surrounding "I-1" General Industrial District tracts

Neigh. Assoc. Park Village

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property surrounded by "I-1" General Industrial District. Zoning change would conform to area land use.

CASE MANAGER : Mona Lisa Faz 207-7945

FINAL

CASE NO: Z2003130

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 3

Ferguson Map: 684 B3

Applicant Name:

Jose J. Martinez

Owner Name:

Jose J. Martinez

Zoning Request: From "R-4" Residential Single-Family District to "MH" Manufactured Housing District.

Property Location: Lot 28, Block 18, NCB 10900

323 Esma Street

The northside of Esma Street west of Calera

Proposal: To permit a manufactured home on the subject property

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact analysis is not required

Staff Recommendation:

Approval. The project area is in a residential subdivision containing single-family homes, manufactured homes and vacant lots. The existing zoning in the area is "R-4" and "MH". There are existing manufactured homes with "MH" zoning to the east and to the south of the subject property.

CASE MANAGER : Fred Kaiser 207-7942

FINAL

LEBANON

____ Notices Mailed
____ In Opposition
____ In Favor

R4

10899

R4

MH

R4

SLIGO ST

R4

10900

R4

MH

R4

MH

R4

ESMA ST

R4

MH

R4

10901

R4

10907

MH

R4

MH

R6-C

R4

MH

R4

MH

SAN JUAN RD

R4

P-100

ZONING CASE: Z2003-130

City Council District NO. 3
Requested Zoning Change
From: "R-4" To "MH"
Date: August 5, 2003
Scale: 1" = 150'

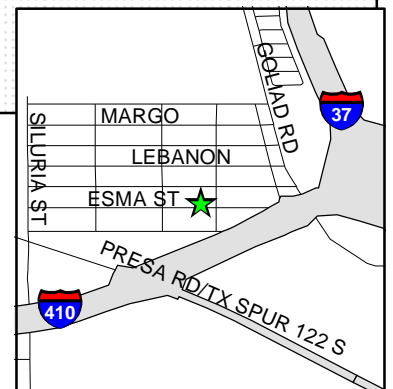
Subject Property

200' Notification

T-18
p.684
B-3



C:\AUG_5_2003



FINAL

CASE NO: Z2003132

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 2

Ferguson Map: 619 C1

Applicant Name:

Kaufmann and Associates, Inc.

Owner Name:

Knox Miller

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

Property Location: 33.27 acres out of NCB 16612

Foster Road near Candle Meadow

Proposal: To permit development of a single-family residential subdivision at the "R-5" density level

Neigh. Assoc. None

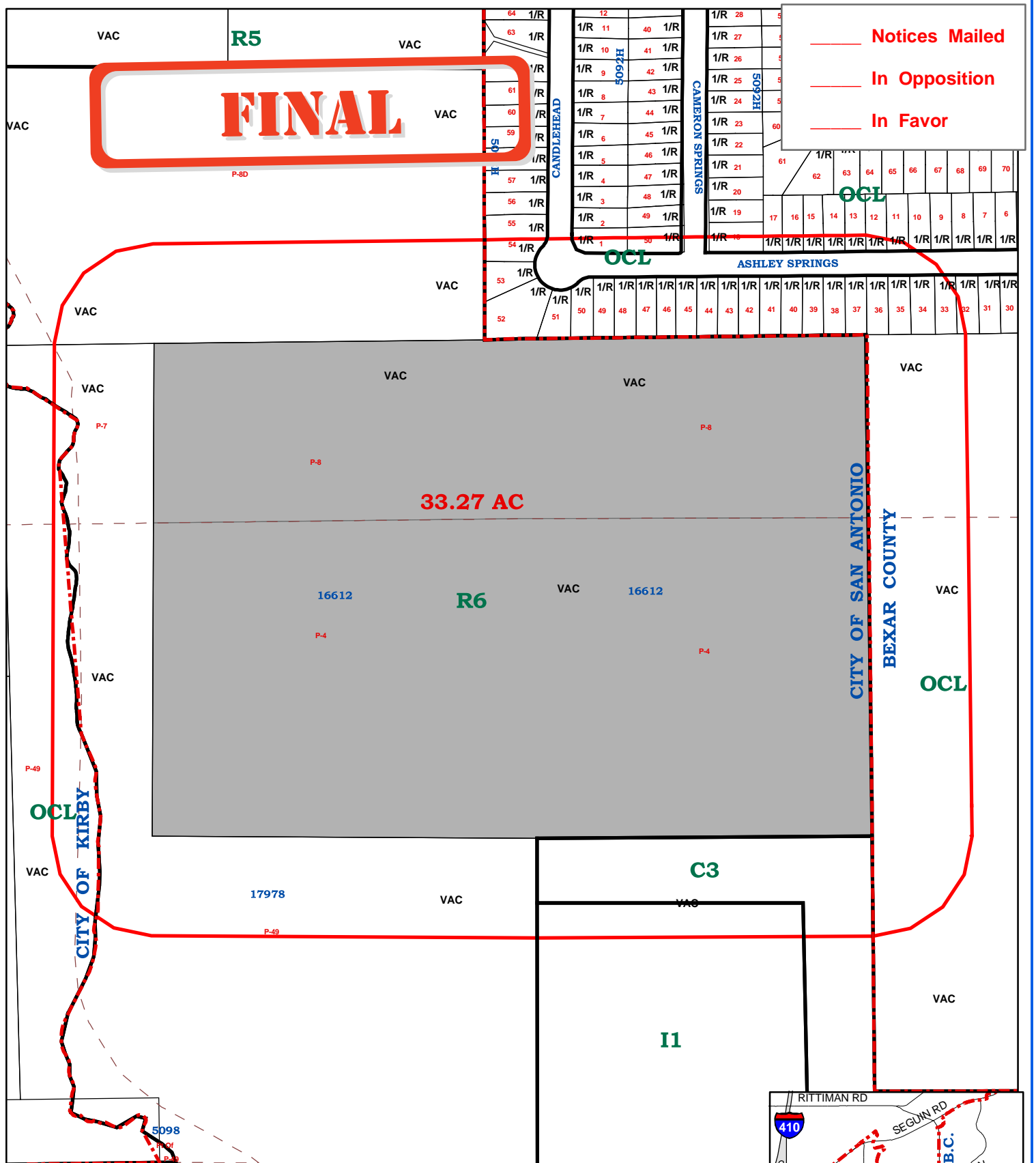
Neigh. Plan I.H. 10 East Corridor Perimeter Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The I.H. 10 East Corridor Perimeter Plan specifically calls for single-family residential development for this site. The subject property is presently zoned "R-6" . The requested density increase to the "R-5" level will permit development of housing comparable to the existing adjacent subdivision (5700 - 5900 square foot lots).

CASE MANAGER : Fred Kaiser 207-7942



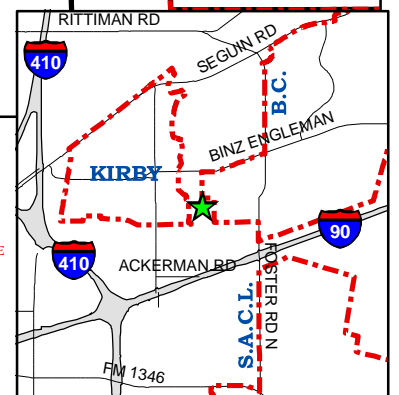
ZONING CASE: Z2003-132

City Council District NO. 2
 Requested Zoning Change
 From: "R-6" To "R-5"
 Date: August 5, 2003
 Scale: 1" = 275'

T-11
 p.585
 C-8



C:\AUG_5_2003



FINAL

CASE NO: Z2003134

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 10

Ferguson Map: 519 D7

Applicant Name:

Tony Obeid/Salah Diab

Owner Name:

Adopt a Needy Family Inc.

Zoning Request: From "C-3NA" General Commercial Nonalcoholic Sales District to "R-5" Residential Single-Family District.

Property Location: Lot P-11 & P12, NCB 16587

14976 & 15016 Toepperwein

Southeast corner of Raintree Path and Toepperwein Road

Proposal: Develop Single Family Residences

Neigh. Assoc. Raintree Antonio Highlands, Homeowners Association of Greenridge

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is vacant undeveloped land. The property is surrounded by single-family residential zoning.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

_____ Notices Mailed
_____ In Opposition
_____ In Favor



City Council District NO. 10
Requested Zoning Change
From: "C-3NA" To "R-5"
Date: August 5, 2003
Scale: 1" = 200'

 **200' Notification**



C:\AUG_5_2003



FINAL

CASE NO: Z2003135

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 4

Ferguson Map: 680 E2

Applicant Name:

Robert and Gloria M. Valdez

Owner Name:

Robert and Gloria M. Valdez

Zoning Request: From "R-4" Residential Single-Family District to "C-3" Commercial District.

Property Location: Southeast 105 feet of Parcel 108A, NCB 11300

8615 New Laredo Highway

Northwest side of New Laredo Highway

Proposal: Restaurant and auto repair

Neigh. Assoc. None

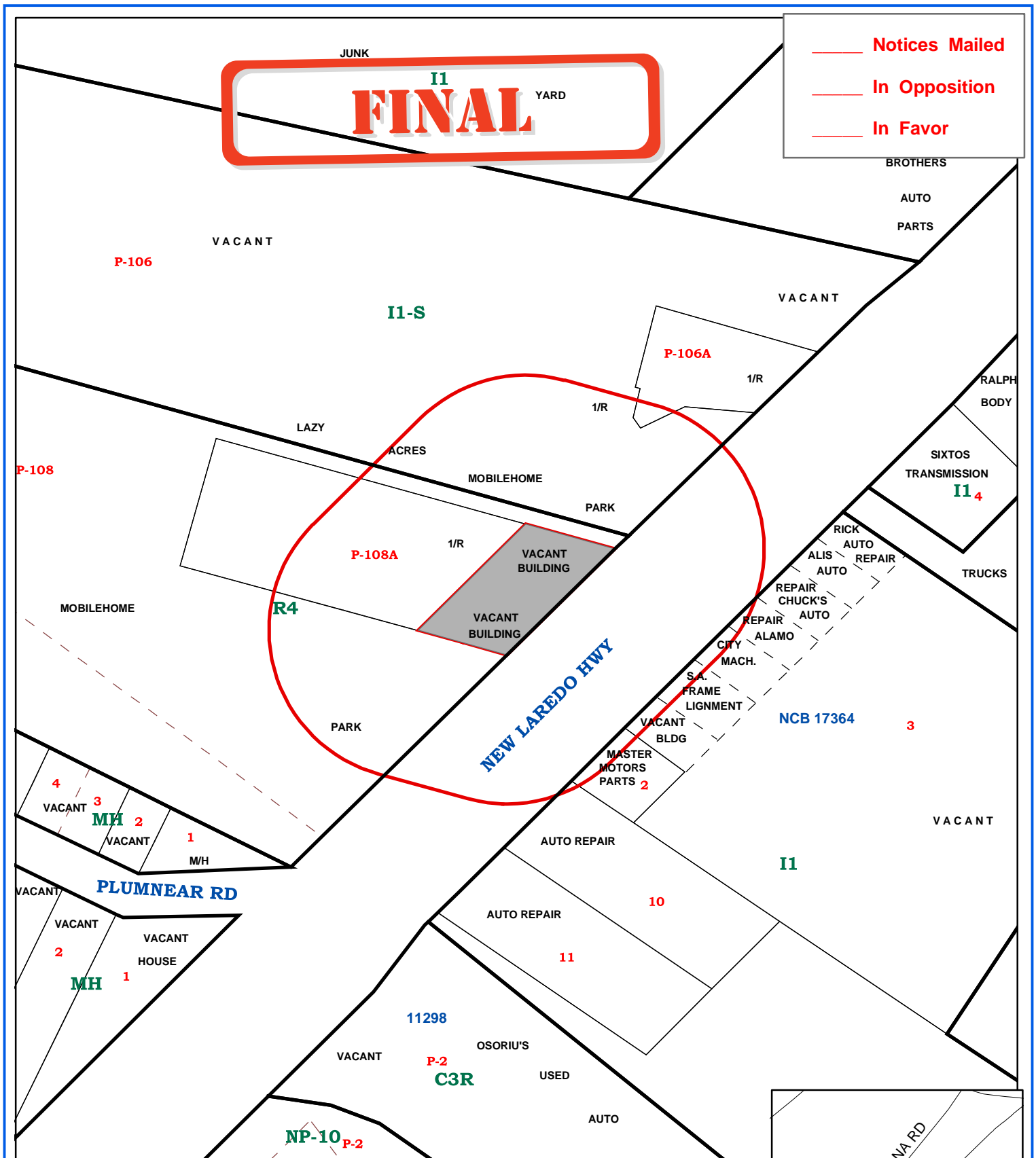
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property has two vacant commercial buildings. The subject property is adjacent to "R-4" Residential Single-Family District to the southwest, "I-1" General Industrial District and "R-4" Residential Single Family District to the northeast and "I-1" General Industrial District across New Laredo Highway to the southeast. "C-3" Commercial District would be appropriate considering the location and surrounding land uses.

CASE MANAGER : Pedro G. Vega 207-7980



ZONING CASE: Z2003-135

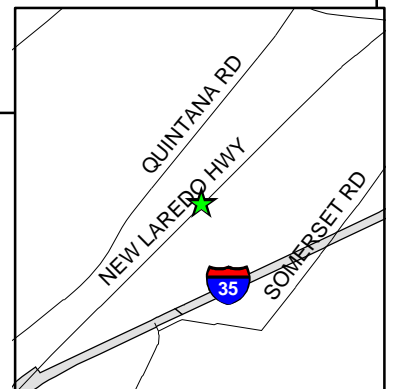
City Council District NO. 4
 Requested Zoning Change
 From: "R-4" To "C-3"
 Date: August 5, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-19
 p.680
 F-1



C:\AUG_5_2003



FINAL

CASE NO: Z2003136

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 7

Ferguson Map: 579 E4

Applicant Name:

A. S. M. Ferdous, DBA Investment Ideas, L.
L. C.

Owner Name:

A. S. M. Ferdous, DBA Investment Ideas, L. L. C.

Zoning Request: From "O-2" Office District & "NP-10" Neighborhood Preservation District to "R-6" Residential Single-Family District.

Property Location: Lot P-12C 2.618, P-15G 0.583, P-140 2.535 & P-214 3.748, NCB 15005

15000 Block of Heath Road

Southwest intersection of Heath Road and Heliport Drive

Proposal: Construct single-family residential units

Neigh. Assoc. Misty Oaks

Neigh. Plan Northwest Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. "R-6" Residential Single-Family District is compatible with surrounding "R-6" zoning. The Northwest Community Plan recommends single family residential uses at this location. Current office zoning is not desired.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

P-132

R6¹⁹

In Favor

P-84A

A map of the area around 1111 Cedar Rd. The map shows several streets: Heather Circle, Low Bid, Cedar Rd, Timber Hill, Grissom Rd, Brookport, and Crystal Hill. A green star marks the location of 1111 Cedar Rd. Other streets shown include Timber Wind, Misty Park, and Echo Wind. The map also shows some building footprints and a river or water body on the left side.

FINAL

CASE NO: Z2003137

Final Staff Recommendation - Zoning Commission

Date: August 05, 2003

Council District: 4

Ferguson Map: 681 C6

Applicant Name:

Jose & Maria Mendoza

Owner Name:

Jose G.and Maria I. Mendoza

Zoning Request: From "R-6" Residential Single Family District to "MF-33" Multi-Family District.

Property Location: P-100 (6.149 acres), Block 2, NCB 14552

11222 Gaylord Drive

Property is located between Gaylord Drive (Extension) and State Highway 16 South (Palo Alto Road)

Proposal: Multi-Family development

Neigh. Assoc. South Southwest Neighborhood Association

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

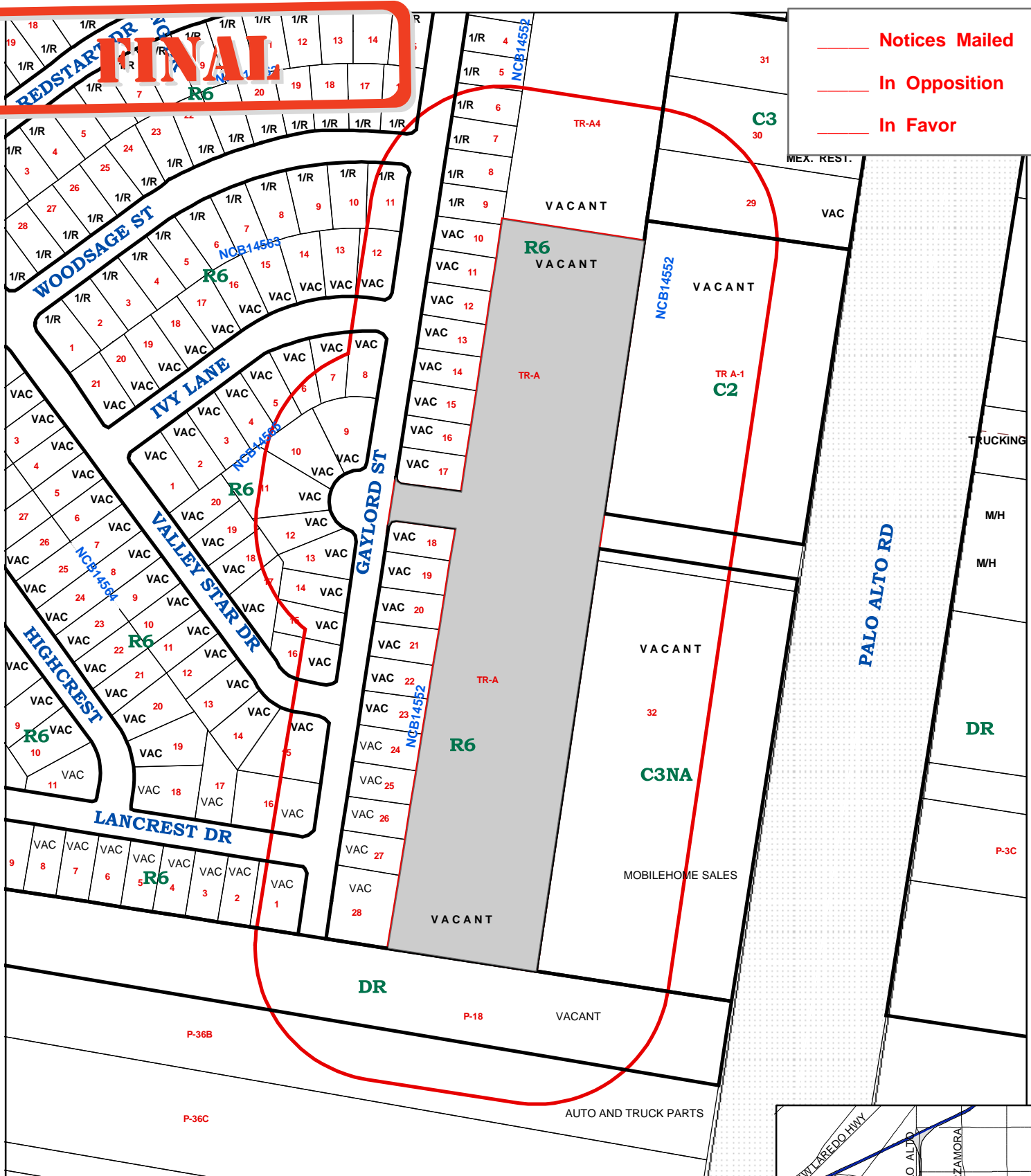
Staff Recommendation:

Approval. The "MF-33" Multi-Family District is consistent with the Southside Initiative Community Plan. The subject property is vacant and adjacent to "R-6" Residential Single-Family District to the west, "C-2" Commercial District and "C-3 NA" Commercial Nonalcoholic Sales District to the east. The "MF-33" Multi-Family District will provide an appropriate transition between the "R-6" Residential Single Family District to the west and "C-2" Commercial District and "C-3 NA" Commercial Nonalcoholic Sales District to the east.

CASE MANAGER : Pedro G. Vega 207-7980

FINAL

- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor



ZONING CASE: Z2003-137

City Council District NO. 4
Requested Zoning Change
From: "R-6" To "MF-33"
Date: August 5, 2003
Scale: 1" = 200'

- Subject Property
- 200' Notification

T-14
p.681
C-6



C:\AUG_5_2003

